

# Mayor and Council Communication

**DATE:** 06/24/25

**M&C FILE NUMBER:** M&C 25-0614

**LOG NAME:** 215301 BENBRIDGE DRIVE

## **SUBJECT**

(CD 7) Authorize the Acquisition of a Fee Simple Interest in Approximately 0.2708 Acres of Land Located at 5301 Benbridge Drive, Fort Worth 76107 from Susan Mitchell in the Amount of \$492,500.00, Pay Estimated Closing Costs in an Amount Up to \$8,000.00, Adopt Appropriation Ordinance, Dedicate the Property as Parkland to be Known as Northcrest Park, and Amend the Fiscal Years 2025-2029 Capital Improvement Program

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## **RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize the acquisition of a fee simple interest in approximately 0.2708 acres of land located at 5301 Benbridge Drive, Fort Worth, Tarrant County, Texas 76107 from Susan Mitchell in the amount of \$492,500.00, and pay estimated buyer closing costs in an amount up to \$8,000.00;
2. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the PARD Dedication Fees Fund in the amount of \$500,500.00, from available Park Planning Fees within the Park Planning District 4.10-4 (City Project No. UN8139), 4.10-5 (City Project No. UN8140) and 4.11-1 (City Project No. UN8141), for the purpose of funding the 5301 Benbridge Drive land acquisition project (City Project No. 106256);
3. Authorize the City Manager or designee to accept the conveyance, to execute the necessary contract of sale and purchase, and to execute and record the appropriate instruments;
4. Dedicate the property as parkland to be known as Northcrest Park; and
5. Amend the Fiscal Years 2025-2029 Capital Improvement Program.

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## **DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is to seek approval to acquire land located at 5301 Benbridge Drive, Fort Worth, Tarrant County, Texas 76107 for the Park & Recreation Department (PARC) in accordance with the Neighborhood and Community Park Dedication Policy and the Park, Recreation and Open Space Master Plan, which calls for the provision of adequate park and recreational areas in the form of Neighborhood-Based Parks and Community-Based Parks.

PARC conducted an assessment of potential properties in Park Planning District 4 for parkland acquisition. The proposed 0.2708-acre property is located in Council District 7, which is underserved in neighborhood-based parkland.

Susan Mitchell (Seller) has agreed to sell the property for a total purchase price of \$492,500.00. An independent appraisal supports the purchase price. The mineral estate will not be acquired, and the deed will contain a surface use waiver for the exploration of the mineral estate. The real estate taxes will be pro-rated, and the Seller will be responsible for taxes up to the closing date. The City will pay buyer closing costs in an amount up to \$8,000.00.

This acquisition is estimated to increase PARC's acreage by 0.2708 acres, more or less, and annual maintenance by \$4,769.00 beginning in Fiscal Year (FY) 2026.

Funding for this project was not included in the FY2025-2029 Capital Improvement Program due to the unpredictability of parkland acquisitions. The action in this M&C will amend the FY2025-2029 Capital Improvement Program as approved in connection with Ordinance 27107-09-2024, Section 8 Capital Improvements.

The property is located in COUNCIL DISTRICT 7.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

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## **FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are currently available in the PPD 4.11-1, PPD 4.10-4, and PPD 4.10-5 projects within the PARC Dedication Fees Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the PARC Dedication Fees Fund for the 5301 Benbridge Drive project to support the approval of the above recommendations and acquisition of land. Prior to an expenditure being incurred, the Park & Recreation Department has the responsibility of verifying the availability of funds.

**Submitted for City Manager's Office by:** Valerie Washington 6199

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